| 131.0 | 0002 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,477,100 / 1,477,100 |
| | | | | | USE VALUE: | 1,477,100 / 1,477,100 |
| | | | | | ASSESSED: | 1,477,100 / 1,477,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | GRAY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HALPERIN BERTRAND I & HELENA S |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 11 GRAY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HALPERIN BERTRAND I & HELEN - |
| Owner 2: | - |
| Street 1: | 11 GRAY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .52 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Stucco Exterior and 2432 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 22648.000 | 446,500 | 11,400 | 1,019,200 | 1,477,100 |
| Total Card | 0.520 | 446,500 | 11,400 | 1,019,200 | 1,477,100 |
| Total Parcel | 0.520 | 446,500 | 11,400 | 1,019,200 | 1,477,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 607.36 | /Parcel: 607.36

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 84330

**GIS Ref**

**GIS Ref**

**Insp Date** 05/11/18

!10242!

## PREVIOUS ASSESSMENT

**Parcel ID** 131.0-0002-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 446,500 | 11400 | 22,648. | 1,019,200 | 1,477,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 433,300 | 11400 | 22,648. | 1,019,200 | 1,463,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 433,300 | 11400 | 22,648. | 1,019,200 | 1,463,900 | 1,463,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 336,300 | 11400 | 22,648. | 1,075,800 | 1,423,500 | 1,423,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 340,800 | 11400 | 22,648. | 792,700 | 1,144,900 | 1,144,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 340,800 | 11400 | 22,648. | 758,700 | 1,110,900 | 1,110,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 340,800 | 11400 | 22,648. | 702,100 | 1,054,300 | 1,054,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 322,100 | 11400 | 22,648. | 588,800 | 922,300 | 922,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 10:21:36 |

**LAST REV**

| Date | Time |
|---|---|
| 05/17/18 | 17:44:31 |
| apro | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 10242

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HALPERIN BERTRA | 61298-60 | | 2/28/2013 | Convenience | 1 | No | No | | |
| | 12953-31 | | 3/31/1976 | | 63,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 84330 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/17/2010 | 1001 | Manual | 8,000 | | | | | CHIMNEY & ROOF REP |
| 4/5/2010 | 254 | Re-Roof | 6,998 | | | | | |
| 7/18/2007 | 591 | Re-Roof | 2,990 | | | | | RE-ROOF GARAGE |
| 2/25/1998 | 89 | Manual | 25,000 | | | | | ELEVATOR |
| 8/17/1995 | 484 | Manual | 15,000 | | | | | REPLACE PORCH |
| 5/3/1993 | 142 | Manual | 1,500 | | | | | ROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/11/2018 | Meas/Inspect | CC | Chris C |
| 4/21/2018 | MEAS&NOTICE | KB | Kevin B |
| 12/5/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/4/1999 | Meas/Inspect | 243 | PATRIOT |
| 7/8/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 22648 | | Sq. Ft. | Site | | 0 | 90. | 0.50 | 10 | | | | | | | | | 1,019,160 | | | | | | 1,019,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.51993 | Total SF/SM: | 22648 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 1,019,160 | Spl Credit | | Total: | 1,019,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 6 - Stucco | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | Average |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 31. % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 31 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.08174336 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 147.481 |
| Other Features: | 102500 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 647150 |
| Depreciation: | 200617 |
| Depreciated Total: | 446534 |

## COMMENTS

SINK/TOILET IN BSMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 5 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 5 | |
| Totals | | | |
| 1 | 9 | 5 | |

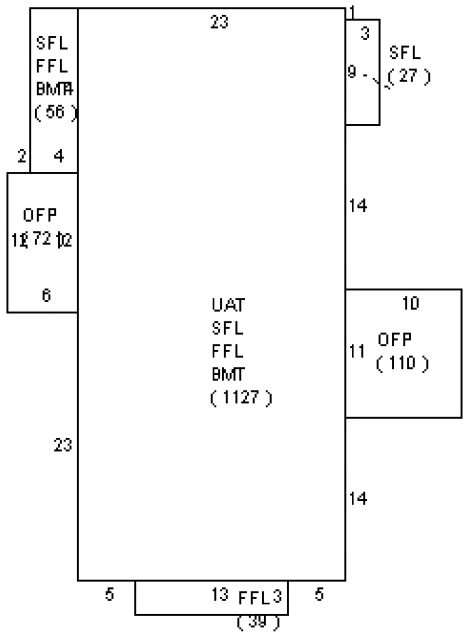
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 178.45 |
| Special Features: | 0 | Val/Su Net: | 109.46 |
| Final Total: | 446500 | Val/Su SzAd | 183.59 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,222 | 147.480 | 180,222 |
| SFL | Second Floor | 1,210 | 147.480 | 178,452 |
| BMT | Basement | 1,183 | 44.240 | 52,341 |
| UAT | Upper Attic | 282 | 58.990 | 16,621 |
| OFP | Open Porch | 182 | 25.820 | 4,699 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,079 | | | Total: | 432,335 |
| Size Ad | 2432 | Gross Area | 4924 | FinArea | 2432 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

131.0-0002-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | Pool-Steel | D | Y | 1 | 14X23 | A | AV | 1960 | 20.49 | T | 40.8 | 101 | | | 3,900 | | | 3,900 |
| 3 | Garage | D | Y | 1 | 20X22 | G | AV | 1910 | 25.85 | T | 40 | 101 | | | 6,800 | | | 6,800 |
| 19 | Patio | D | Y | 1 | 15X26 | A | AV | 1960 | 3.21 | T | 40.8 | 101 | | | 700 | | | 700 |

| More: | N | Total Yard Items: | 11,400 | Total Special Featues: | | Total: | 11,400 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc